

**August 22, 2006**

SUBJECT: Approval of Final Map (Tract No. 9779, Trellis) – a Fifty Five Unit Subdivision on the South Side of Alberta Avenue by Centex Homes

BACKGROUND

Tract No. 9779 is a fifty five unit subdivision on the site of the Oasis Mobile Home Manor. The tentative map, along with rezoning of the property, was approved by the City Council on October 25, 2005.

Location:	610 Aster Avenue
Zoning:	R-2/PD Low Medium Density Residential/Planned Development
Number of Lots:	55 building lots
Area:	4.77 acres

DISCUSSION

The final map for Tract No. 9779 has been examined by the Public Works Department staff and found to be in conformance with Sunnyvale Municipal Code Title 18 Subdivision and the State of California "Subdivision Map Act". The developer will execute the subdivision agreement and provide improvement securities (\$107,000.00 for faithful performance and \$107,000.00 for labor and material) to guarantee completion of all required improvements. The developer will furnish related documentation and fee payments prior to map recordation.

RECOMMENDATION

It is recommended that the City Council approve the final map for Tract No. 9779 and direct staff to forward the final map for recordation upon developer's execution of the subdivision agreement, submittal of improvement securities, payment of development fees and other documents deemed necessary by the Director of Public Works.

Reviewed by:

Marvin A. Rose, Director, Public Works
Prepared by: Hira Raina, Assistant City Engineer

Approved by:

Amy Chan
City Manager

Attachment: Final Map

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR ANY AND ALL PUBLIC SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO WIRES, CONDUITS, GAS, WATER, STORM DRAIN, SANITARY SEWER AND ALL APPURTENANCES THEREON, ABOVE, UNDER, UPON OR OVER THE LAND DELINEATED HEREON AND DESIGNATED AS "P.U.E." (PUBLIC UTILITY EASEMENT). SAID EASEMENTS ARE TO BE KEPT OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT PUBLIC SERVICE STRUCTURES, IRRIGATION SYSTEMS, AND APPURTENANCES.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT OVER LOTS A, B & C DELINEATED HEREON AND DESIGNATED AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT) TO BE USED FOR EMERGENCY VEHICLE INGRESS AND EGRESS PURPOSES ONLY.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL LOTS, UNLESS OTHERWISE NOTED, SHOWN ON THE HEREIN MAP AND THEIR LICENSEES, VISITORS AND TENANTS RECIPROCAL RIGHTS OF INGRESS AND EGRESS PURPOSES UPON AND OVER LOTS A, B, C, 13 & 14 AS DELINEATED HEREON AND DESIGNATED "P.I.E.E." (PRIVATE INGRESS AND EGRESS EASEMENT). THE MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SUNNYVALE.

THERE ARE ALSO SHOWN ON THIS MAP AREAS OF LAND DESIGNATED AND DELINEATED AS "P.Y.E." (PRIVATE YARD EASEMENT). THE DESIGNATED USE AND MAINTENANCE OF THESE EASEMENTS SHALL BE AS PROVIDED BY THE PROJECT COVENANTS, CONDITIONS AND RESTRICTIONS. THESE EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR PUBLIC DEDICATION BY THE CITY OF SUNNYVALE.

WE ALSO HEREBY RESERVE PRIVATE STREETS, DESIGNATED ON THE HEREIN MAP AS "TRELIS WEST", "TRELIS EAST" AND "TRELIS SOUTH". THE PRIVATE STREETS CONTAINED WITHIN THIS TRACT ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

ALL OF THE HEREIN DESCRIBED STREETS AND EASEMENTS SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND THAT IMPAIR THE USE OF OR ARE INCONSISTENT WITH THE PURPOSE OF THE STREET OR EASEMENT.

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

BY: _____
ITS:

SOILS REPORT NOTE

A SOILS REPORT ON THIS PROPERTY HAS BEEN PREPARED BY LOWNEY AND ASSOCIATES, ENTITLED "ALBERTA AVENUE RESIDENTIAL DEVELOPMENT", DATED AUGUST 25, 2005.

ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____
ON _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC IN AND
FOR SAID STATE, PERSONALLY APPEARED _____

[] PERSONALLY KNOWN TO ME OR [] PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

NOTARY'S SIGNATURE _____

PRINTED NOTARY'S NAME _____

COUNTY OF NOTARY'S PRINCIPAL PLACE OF BUSINESS _____

EXPIRATION DATE OF NOTARY'S COMMISSION _____

NOTARY COMMISSION NUMBER _____

TRACT No. 9779

TRELLIS

CONSISTING OF 4 SHEETS

BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN DOCUMENT NO. 18701448, OFFICIAL RECORDS OF SANTA CLARA COUNTY, AND LYING WITHIN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

JULY, 2006

HMH
ENGINEERS

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
www.hmh-engineers.com

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON FINAL MAP OF TRACT NO. 9779; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____

BY: _____

BARBARA KEEGAN, CITY ENGINEER
RCE# 38124, EXP. 3/31/07
CITY OF SUNNYVALE, CALIFORNIA

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____

BY: _____

MRA RAINA, ASSISTANT CITY ENGINEER
RCE# 29621, EXP. 3/31/07
CITY OF SUNNYVALE, CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF SUNNYVALE AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, ONLY APPROVED THE HEREIN FINAL MAP OF TRACT NO. 9779 AS SHOWN HEREON AND ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION TO PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

KATHERINE CHAPPELEAR, CITY CLERK
CITY OF SUNNYVALE, CALIFORNIA

DATE: _____

BY: _____

KATHERINE CHAPPELEAR

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED THIS _____ DAY OF _____, 20____

AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____, SANTA CLARA COUNTY RECORDS

AT THE REQUEST OF ALLIANCE TITLE COMPANY.

BRENDA DAVIS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA

FILE NO. _____

FEE \$ _____ PAID

BY: _____
DEPUTY

TRACT No. 9779

TRELLIS

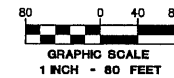
CONSISTING OF 4 SHEETS

BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN DOCUMENT NO. 18701448, OFFICIAL RECORDS OF SANTA CLARA COUNTY, AND LYING WITHIN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

JULY, 2006

HMH
ENGINEERS

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
www.hmh-engineers.com



BASIS OF BEARINGS

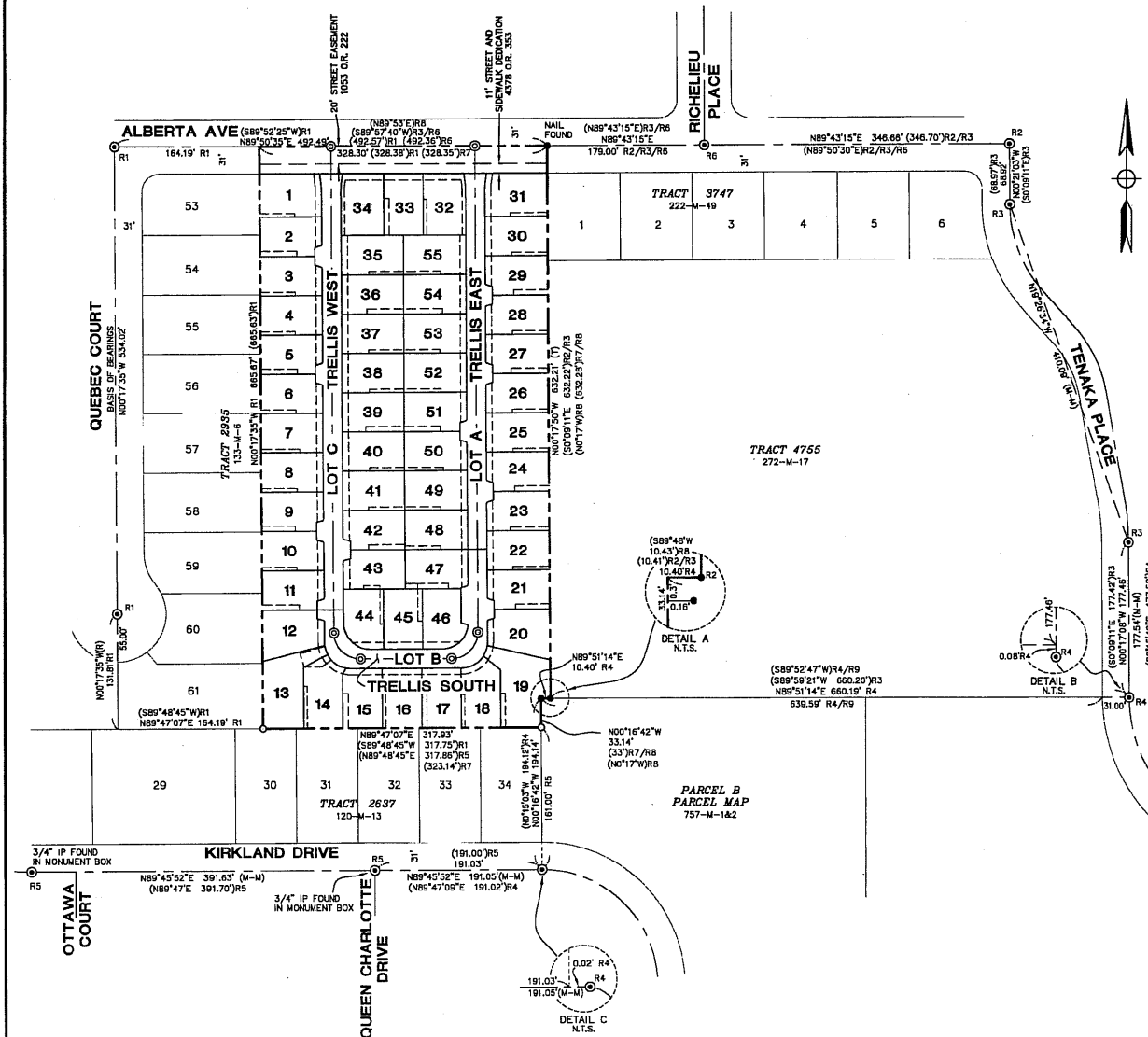
THE BEARING NORTH 0°17'35" WEST OF THE CENTER LINE OF QUEBEC COURT AS SHOWN ON THAT MAP OF TRACT 2935 FILED FOR RECORD IN BOOK 133 OF MAPS, PAGE 6, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS.

NOTES

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISION.
3. THE AREA WITHIN THE DISTINCTIVE BORDER IS 6.01 ACRES, MORE OR LESS.
4. LOTS A, B & C ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

LEGEND

- DISTINCTIVE BORDER LINE
- STREET CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- R# RECORD DOCUMENT R1: TRACT 2935, 133-M-6 R2: TRACT 3747, 222-M-49 R3: TRACT 3821, 185-M-34&35
REFERENCES: R4: TRACT 4755, 272-M-17 R5: MAP 1-14-5
R6: TRACT 5292, 320-M-1 R7: MAP 1-14-5
R8: TRACT 2637, 120-M-13
- ⊙ R# BRASS DISC FOUND IN MONUMENT BOX UNLESS OTHERWISE NOTED (NO KNOWN RECORD UNLESS NOTED R#).
- ⊙ R# 3/4" IRON PIPE FOUND, (NO KNOWN RECORD UNLESS NOTED "R#").
- (T) STANDARD CITY MONUMENT, 2.5" BRASS DISK IN 6" CONC. COLUMN IN RND.
- 3/4" IRON PIPE SET & TAGGED "LS 5100"
- (R) RADIAL BEARING
- (M-M) TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE
- (M-M) MONUMENT TO MONUMENT DIMENSIONS
- (M-M) DIMENSION AS DESCRIBED IN RECORD
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.I.E. PRIVATE INGRESS & EGRESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.Y.E. PRIVATE YARD EASEMENT



TRACT No. 9779

TRELLIS

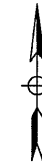
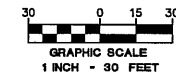
CONSISTING OF 4 SHEETS

BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN DOCUMENT NO. 18701448, OFFICIAL RECORDS OF SANTA CLARA COUNTY, AND LYING WITHIN THE CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

JULY, 2006

HMH
ENGINEERS

1570 Oakland Road
San Jose, CA 95131
(408) 447-2200
www.hmh-engineers.com



BASIS OF BEARINGS

THE BEARING NORTH 0°17'31" WEST OF THE CENTER LINE OF QUEBEC COURT AS SHOWN ON THAT MAP OF TRACT 2935 FILED FOR RECORD IN BOOK 133 OF MAPS, PAGE 6, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS.

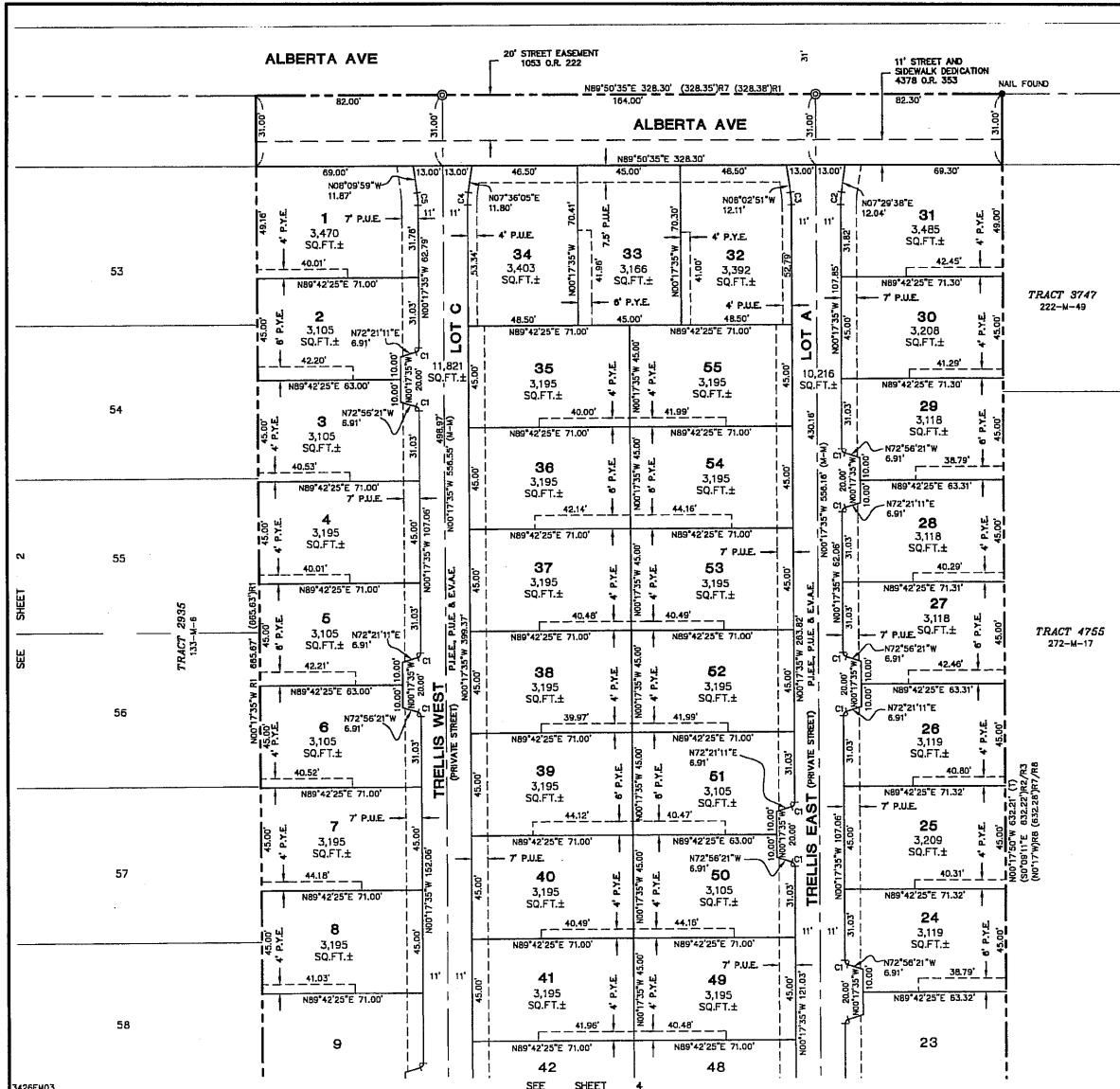
NOTES

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISION.
3. THE AREA WITHIN THE DISTINCTIVE BORDER IS 5.01 ACRES, MORE OR LESS.
4. LOTS A, B & C ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

LEGEND

- DISTINCTIVE BORDER LINE
- STREET CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- R# RECORD DOCUMENT R1: TRACT 2935, 133-44-6 R2: TRACT 3821, 185-M-34033
- REFERENCES R2: TRACT 3747, 222-M-49 R3: TRACT 4755, 272-M-17 R4: TRACT 5632, 508-M-11 R5: TRACT 5877, 120-M-13
- R# BRASS DISC FOUND IN MONUMENT BOX UNLESS OTHERWISE NOTED (NO KNOWN RECORD UNLESS NOTED R#)
- R# 3/4" IRON PIPE FOUND (NO KNOWN RECORD UNLESS NOTED "R#")
- STANDARD CITY MONUMENT, 2.5" BRASS DISK IN 6" CONC. COLUMN IN RND. MONUMENT BOX, SET & STAMPED "LS 5106"
- 3/4" IRON PIPE SET & STAMPED "LS 5106"
- (R) RADIAL BEARING
- (T) TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE
- (M-M) MONUMENT TO MONUMENT DIMENSIONS
- (L-W) DIMENSION AS DESCRIBED IN RECORD
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.I.E. PRIVATE INGRESS & EGRESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.Y.E. PRIVATE YARD EASEMENT

CURVE TABLE			
No.	Radius	Delta	Length
C1	2.00'	72°39'45"	2.54'
C2	40.00'	07°47'13"	5.44'
C3	40.00'	07°45'16"	5.41'
C4	40.00'	07°53'40"	5.51'
C5	40.00'	07°52'24"	5.50'



SEE SHEET 2

SEE SHEET 2

3426FM03

SEE SHEET 4

HMH PROJ. 3426-01-240

SHEET 3 OF 4 SHEETS

TRACT No. 9779

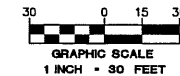
TRELLIS

CONSISTING OF 4 SHEETS
BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN
DOCUMENT NO. 18701448, OFFICIAL RECORDS OF SANTA
CLARA COUNTY, AND LYING WITHIN THE CITY OF SUNNYVALE,
COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

JULY, 2006

HMH
ENGINEERS

1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
www.hmh-engineers.com



BASIS OF BEARINGS

THE BEARING NORTH 0°17'35" WEST OF THE CENTER LINE OF QUEBEC COURT AS SHOWN ON THAT MAP OF TRACT 2835 FILED FOR RECORD IN BOOK 133 OF MAPS, PAGE 8, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS.

NOTES

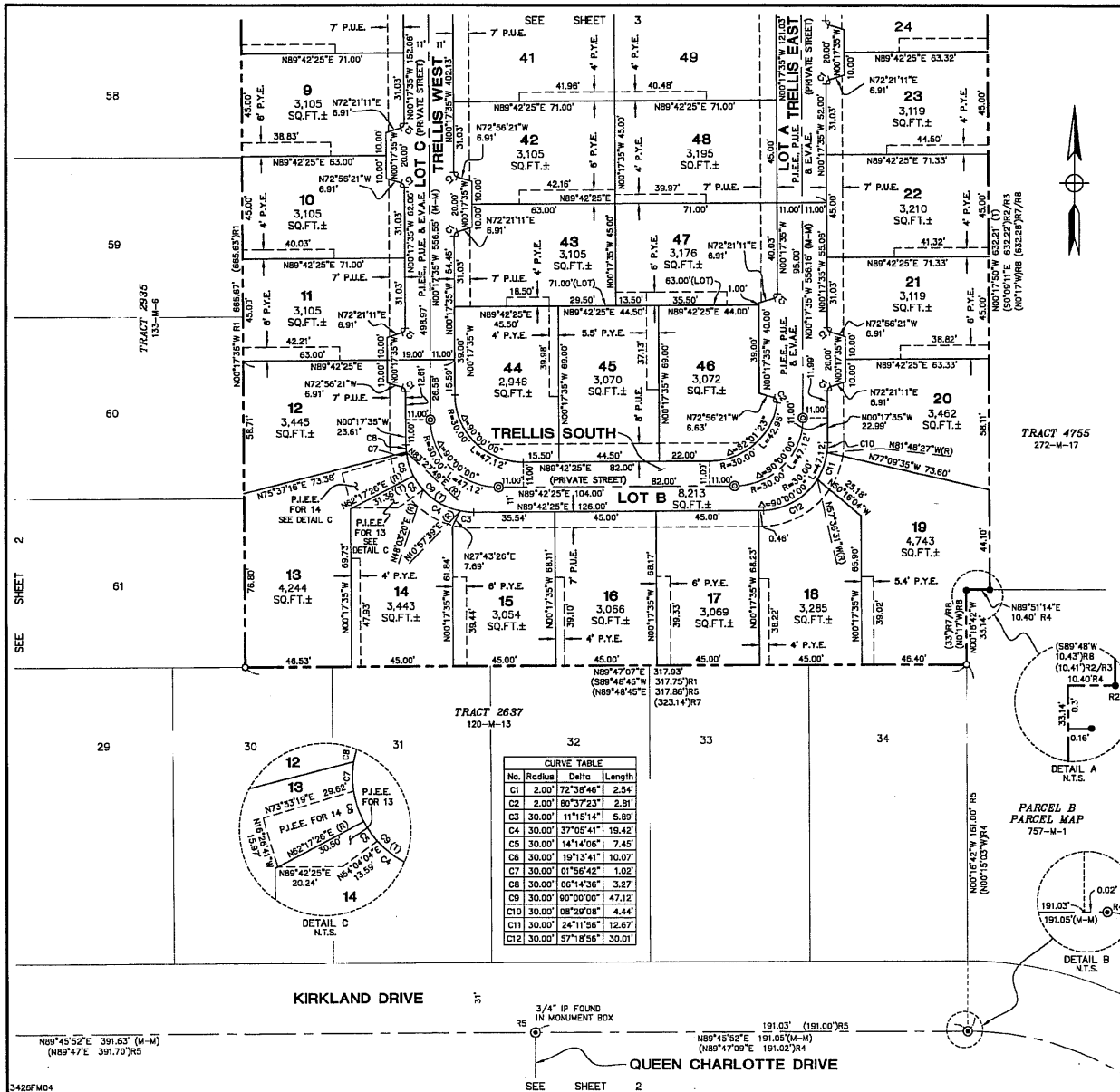
1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISION.
3. THE AREA WITHIN THE DISTINCTIVE BORDER IS 5.01 ACRES, MORE OR LESS.
4. LOTS A, B & C ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

LEGEND

- DISTINCTIVE BORDER LINE
- STREET CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE

R# RECORD DOCUMENT R1: TRACT 2835, 133-M-8 R6: TRACT 3821, 185-M-34435
REFERENCES: R2: TRACT 3747, 222-M-49 R7: DOC# 11070448
R3: TRACT 4755, 272-M-17 R8: MAP L-M-5
R4: TRACT 5262, 329-M-1 R9: PARCEL MAP 757-M-182
R5: TRACT 6871, 150-M-13

- ⊙ R# BRASS DISC FOUND IN MONUMENT BOX UNLESS OTHERWISE NOTED (NO KNOWN RECORD UNLESS NOTED R#).
- R# 3/4" IRON PIPE FOUND, (NO KNOWN RECORD UNLESS NOTED "R#").
- ⊙ STANDARD CITY MONUMENT, 2.5" BRASS DISK IN 6" CONC. COLUMN IN RND. MONUMENT BOX, SET & STAMPED "LS 5106"
- 3/4" IRON PIPE, SET & TAGGED "LS 5106"
- (R) RADIAL BEARING
- (T) TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE
- (M-M) MONUMENT TO MONUMENT DIMENSIONS
- (L-R#) DIMENSION AS DESCRIBED IN RECORD
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
- P.I.E.E. PRIVATE INGRESS & EGRESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.Y.E. PRIVATE YARD EASEMENT



HMH PROJ. 3426-01-240

SHEET 4 OF 4 SHEETS